

II. Property

- A. Building Setback Line - A line parallel to the street in front of which no structure (ie., residential, or commercial, or industrial building, parking lot) shall be built.
- B. Easement - A grant by the property owner for use by the public, a corporation, or person(s), of a strip of land for a specific purpose.
- C. Lot - A portion of a subdivision, or any other parcel of land, which is intended as a unit for transfer of ownership or for development or both. The word "lot" includes the words "plat" and "parcel".

III. Subdivision

- A. Subdivider - Any person, firm, corporation or official agent thereof, who subdivides or develops any land deemed to be a subdivision.
- B. Subdivision - All divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, immediate or future, of sale or building development and all divisions of land involving the dedication of a new street or change in existing streets; provided, however, that the following shall not be included within this definition nor subject to these regulations: (1) the combination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards contained herein; (2) the division of land into parcels greater than ten acres where no street right-of-way dedication is involved; (3) widening or opening of streets; (4) the division of a tract in single ownership whose entire area is no greater than two acres into not more than three lots, where no street right of way dedication is involved and where the resultant lots are equal to or exceed the standards contained herein.
- C. Dedication - A gift, by the owner, of his property to another party without any consideration being given for the transfer. The dedication is made by written instrument and is completed with an acceptance.
- D. Reservation - Reservation of land does not involve any transfer of property rights. It constitutes an obligation to keep property free from development for a stated period of time.

DESIGN STANDARDS

I. Streets and Roads

The design of all proposed public roads within Pitt County shall be in accordance with the accepted policies of the North Carolina Department of Transportation, Division of Highways, as taken or modified from the American Association of State Highway Officials' (AASHTO) manuals.